

25-1783  
Prepared By:  
BRIDGFORTH & BUNTIN  
P.O. Box 241  
Southaven, MS 38671  
(662) 393-4450

1/04/06 10:52:13  
BK 518 PG 325  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

### WARRANTY DEED

THIS INDENTURE made and entered into this 27<sup>th</sup> day of December, 2005, by and between Judith S. Scott, *an unmarried woman*, party of the first part, and, Mildred Marie Sartin, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

**Lot 196, Stone Creek Subdivision, Phase B of Plum Point Villages Planned Unit Development, in Section 6, Township 2 South, Range 7 West, and Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Pages 26-27, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed to Grantor herein by Warranty Deed of record at Deed Book 352, Page 535 in said Chancery Clerk's Office.**

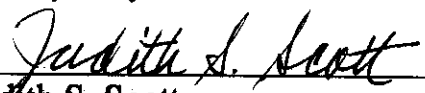
**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2005 City of Southaven taxes and 2005 DeSoto County real property taxes, being a lien not yet due and payable, subject to all covenants, restrictions, reservations, easements, conditions, and right appearing of record and subject to any state of facts an accurate survey would show, all being of record in said Chancery Clerk's Office, rights of ways and easements for public roads and public utilities; to building, zoning, and health department regulations in effect in DeSoto County, Mississippi, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IT IS AGREED AND UNDERSTOOD** that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of actual proration.

**WITNESS** the signature of the party of the first part the day and year first above written.

  
\_\_\_\_\_  
Judith S. Scott

\_\_\_\_\_

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Judith S. Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

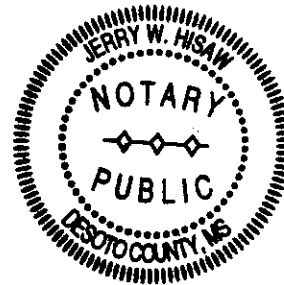
WITNESS my hand and official seal at office this 27<sup>th</sup> day of December, 2005.

  
NOTARY PUBLIC

My Commission Expires: 4-13-09

Tax Parcel No: 2-07-3-06-07-000196-00

Property Address: 5709 Steffani Drive  
Southaven, MS 38671



Grantor's Address:

**Judith S. Scott**

1630 Fox Hollow Cove  
Southaven, MS 38671

Home Phone #: 662-796-1100

Work Phone #: No Second #

Grantee's Address:

**Mildred Marie Sartin**

5709 Steffani Dr.  
Southaven, MS 38671

Home Phone #: 901-647-8043

Work Phone #: N/A

**This Instrument Prepared by & Return To:**

**Fearnley, Califf, Martin, McDonald, & Tate PLLC**  
**3276 Goodman Road**  
**Southaven, MS 38672**  
**(662)-536-4907**

